



REAL ESTATE MANAGEMENT COORDINATOR

Purpose:

To actively support and uphold the City's stated mission and values. To independently plan, organize, and perform a variety of professional real estate work including complex residential, commercial and industrial property development, acquisitions, depositions and management whether by purchase and sale agreements, dedication, development agreement, lease or legal process, abandonment, review and analyze property appraisals; negotiate acceptable terms and compensation with property owners; and, manage the relocations process of occupants displaced by public projects. Prepares all City Council documentation to support the above.

Supervision Received and Exercised:

Receives general supervision from the Principal Planner or higher-level management staff.

Essential Functions:

Duties may include, but are not limited to, the following:

- Negotiate complex right-of-way and real estate transactions, including acquisition and deposition of commercial, industrial and residential properties; draft and analyze real estate documents, including but not limited to development agreements, request for proposals/qualifications, purchase and sale agreements, leases, easements, legal descriptions, escrow documents and title curative documents.
- Direct, oversee and participate in the development of a real estate work plan; schedule, research and prioritize City real estate projects; monitor work flow; monitor real estate consultants working on city projects;
- Negotiate, review and manage all aspects of professional consultant contracts for all real estate related services, including but not limited to engineering reports, appraisal reports, environmental site assessments, property surveys and demolitions;
- Meet with City officials, department representatives, developers, property owners and other governmental agencies to discuss and resolve real estate related issues and problems related thereto;
- Advise owners of project purpose and scope, impact to their property and their rights under Federal law, State law, City ordinances, and policies and procedures; and,

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Right-of-Way Management Coordinator (continued)

interpret and explain engineering plans/drawings using non-technical language to property owners;

- Administer the procedures required for the acquisition of property by eminent domain and have an understanding of the condemnation process, to include recommending condemnation action when property negotiations have reached an impasse. Work closely with City legal staff to prepare pleadings/filings for eminent domain hearing(s) in court;
- Prepares all City Council documents for ordinances and resolutions required for all real estate related agreements, including property development, acquisitions, depositions, demolitions, easements and abandonments;
- Work with project managers and engineers to resolve property owner issues regarding property impacts (such as site solutions) due to the City project and private development;
- Manage all aspects of the relocation process, per the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, for owners or tenants displaced by public projects, including negotiated settlements and all relocation related documents.
- Work with developers, property owners, attorneys, architects and engineers to facilitate the development of City-owned and private property.;
- Answer questions and provide information to the public; investigate complaints and recommend corrective action as necessary to resolve complaints; represent the City at regional project coordination meetings; attend City Council meetings for special project coordination or public hearings; provide testimony in court hearings and legal proceedings as necessary;
- Manage and administer the billing and collection process for real estate related agreements, including the review and adjustment of the real estate related fees and revenue structure as necessary.

Minimum Qualifications:

Experience:

Four years of experience in local government work involving real estate development and management, right of way, property acquisition and disposition, escrow or title work, real estate and eminent domain laws, real property appraisal review, including experience with relocation assistance utilizing Federal Guidelines, municipal codes, zoning, CIP projects, records review, including residential, commercial, and industrial properties.

Education:

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Right-of-Way Management Coordinator (continued)

The equivalent of a Bachelor's degree from an accredited college or university. Course work in Land Management, Business Administration, Real Estate, Appraisal, Civil Engineering, or a degree related to the core functions of the position.

Licenses/Certifications:

Must possess and maintain a valid driver's license.

Senior Right of Way Agent (SRWA) Certification from the International Right of Way Association (IRWA) Preferred.

Examples of Physical and/or Mental Activities:

- Operate city vehicles;
- Work in a stationary position for considerable periods of time;
- Attend meetings
- Operate computers, calculators and other office machines using repetitive hand/eye movement;
- Considerable reading and close vision work;

Competencies:

<http://www.tempe.gov/home/showdocument?id=26274>

Job Code: 104

Status: Exempt / Classified